

RS Construction Ltd.
6020 Malvern Avenue
Burnaby, BC, Canada

Surjit Parmar
Licensed Builder

604.780.1078
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May 16th, 2025
City of North Vancouver
141 West 14th Street North Vancouver, BC
Planning Department
Attention: Ms. Sara Rasooli
Re: 234 East 25th Street, DIS Report

This written DIS report is based on community feedback received from mail-out notifications and on-site rezoning information board. There were a total of 5 respondents, with 3 being in clear favor of the proposed rezoning, 1 being in favor with reservation, and 1 showing concerns.

The first was unidentified, noting that they live in the City of North Vancouver. Their comments were in keeping with the goal of rezoning, mentioning that it would be “refreshing to see some upgrades on this older street and even older house,” and that they would prefer to have single family home development over duplex or multiplexes, which is in keeping with our rezoning intentions.

The second was also unidentified, noting that they both work and live in the City of North Vancouver. Their comments stated enthusiasm for the rezoning as it contributes to growth in the area in the form of two new homes, and may welcome young families. They want to be confident that the builder follows all codes/bylaws – to which we would respond that most certainly we have been and will continue to be in compliance with all city requirements during course of construction.

The third was unidentified, who note they live in the City of North Vancouver. Their primary concern centered on parking allocation, to which we would respond that the two new homes we are proposing would each have 1 garage as well as 1 carport in the rear, along with ample street parking along the front facing 25th St E. There is also a focus to match City of North Vancouver Community Plan Goals of multimodal commuting, not solely vehicular transport, hence our rezoning plan takes into account ample front and back yard space for bike storage, access to Lonsdale via bike on 25th E or 26th E, and easy walk to transit route along Lonsdale corridor (see excerpts referencing Transportation Objective 2.2.2 and Transportation Goal 2.1, below).

The fourth comment was also unidentified, who note they live in the City of North Vancouver. They are in favour of the new rezoning / construction as it will “...replace existing house that has not been maintained...For example: Tall grass, falling down fence, tarped chimney [...]”. They make a comment about the building height, to which we would respond that we are simply following city by-laws and architectural plus structural engineering guidelines as mandated. Finally, they wonder about parking concerns, to which we would reference our above noted comments: ‘the two new homes we are proposing would each have 1 garage as well as 1 carport in the rear, along with ample street parking along the front facing 25th St E. There is also a focus to match City of North Vancouver Community Plan Goals of multimodal commuting, not solely

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vehicular transport, hence our rezoning plan takes into account ample front and back yard space for bike storage, access to Lonsdale via bike on 25th E or 26th E, and easy walk to transit route along Lonsdale corridor (see excerpts referencing Transportation Objective 2.2.2 and Transportation Goal 2.1, below).’

The fifth and final comment was also from an unidentified individual who did not leave an email or telephone contact, noting that they live in the City of North Vancouver. Their feedback was handwritten and difficult to discern due to condensed cursive handwriting and use of different colored inks as well as jotted in remarks. Nonetheless they did not seem to like the smaller size of the two single-family homes being proposed, and believe that a 50’ lot should not be allowed to have rezoning. We would kindly respond that RS1 to RS2 rezoning is not an unusual request or grant, and has been in place for some time on the Northshore. It has successfully allowed for the creation of more single family homes for the residents of North Vancouver to enjoy and house their families in, and is in keeping with the City of North Vancouver’s Regional Context Statement community plan goals (see below), specifically Land Use Goal 1.1, Goal 1.5, excerpt 2.2.3, Land Use Objective 1.1.1, and Land Use Section 1.0 which all highlight the need for smaller, more affordable, and varied dwellings to house the growing and changing population of the Northshore. Furthermore to the size concerns noted by this resident, the construction of one larger single-family house with laneway on this property would be more likely to cause parking dilemmas and encumbrance on adjoining properties, while being built up just as tall. And said hypothetical construction would allow for laneway home rental, 2 legal suites, as well as primary home, with only 2-3 parking allocations. With our proposed two single family homes and 1 garage + 1 carport each, there is actually more parking availability and less density concerns. Finally, to reassure this neighbor— our proposed rezoning actually allows for the creation of two new single-family detached dwellings with a classic craftsman style finish, fitting in well with “the aesthetic of a single family home neighborhood and community” as the commenter had preferred; whereas a duplex or one oversized single family house with laneway would not be in harmony with the rest of the block’s character.

To provide further context and reassurance to the community and respondents, kindly see below for our goals and intentions:

The proposal to rezone the Subject Property (current older home at 234 25th St. E, North Vancouver, in significant disrepair) for the creation of two new single family detached homes, aligns with the overall intent and many of the goals of the City of North Vancouver’s Regional Context Statement community plan goals.

In particular, the proposal is in keeping with, and supported by, the following OCP policies:

- Land Use Goal 1.1 – Develop a compact, complete community that meets the needs of its diverse residents and businesses.

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-We are intending to construct two reasonable sized single family dwellings instead of one oversized home

- Objectives 1.2.1 – Ensure that the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.
-We have been licensed builders in the City of North Vancouver for over a decade and work closely with city inspectors and certified engineers to ensure all construction is up to code and in keeping with modern energy-efficiency/ green construction parameters
- Goal 1.5: Pursue attainable housing that meets the diverse needs of its diverse community. Objective 1.5.1 - Provide opportunities for a range of housing densities, diversified in type, size and location.
-We would like to replace one older, poorly standing home in disrepair with two new single family detached homes. This way the neighbourhood keeps its consistency of detached homes (vs. duplex/multiplex) while giving opportunity to new families in the region to purchase a smaller, more affordable home with a yard and garage.
- 2.2.3 - Encourage higher and medium density residential uses near jobs and services.
-See preceding notes, above for Goal 1.5. Also, this property is located near to Lonsdale Ave. business corridor (walking/ bus/ bike/ short drive) hence we will be able to offer local residents housing options near to jobs and services on Lonsdale business corridor.
- Land Use Objective 1.1.1 - Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy.
-As explained above, we are intending to construct two reasonable sized single family dwellings instead of one oversized home, and also offer a reasonable sized rental suite in each home, offering more affordable community housing options for an increasing population as well as income support for young families and first-time home buyers.
- "Reducing Size to Reduce Costs: Relaxing regulations on minimum unit sizes to reflect changing norms and allow for greater flexibility"
-We have followed all updated city by-laws and guidelines in coming up with the architectural and site plans for the proposed two new smaller homes, and are building in context with the City's targets to have homes of varying sizes and prices, as well as smaller square-footage allowances, versus previous typical construction projects involving oversized houses that consume large areas of land yet only house 1 family.

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- Land Use Section 1.0 - Key Issues & Trends: "...A Changing Community: As the percentage of older residents increases and household sizes decrease, the types of housing and services needed are changing. Historic household size and family-type patterns are changing..."
-As above, we are simply adapting our construction efforts to the evolving needs of the Northshore community, still offering detached homes but at a slightly smaller scale and more affordable price. Yet each home will still allow for privacy and outdoor space and parking.
- Transportation Objective 2.2.2 - The OCP works to reduce parking by ..."reducing parking requirements in developments that are in close proximity to frequent... transit..."; also Transportation Goal 2.1 – "Prioritize walking, cycling, transit and goods movement over single-occupancy vehicles."
-We followed the city's updated requirements and hence have included a 1-vehicle garage as well as additional carport for each of the two new homes. There will also be spacing to allow bike parking/storage on the property's front and back yards, as well as ample street parking along the front street of 25th E.

In summary, the proposed two new single-family homes would be appropriately located on the Subject Property at 234 25th St E, with similar two single family subdivisions located within this same neighbourhood in all directions (see list of active applications on CNV.org, as well as active and sold homes on RS-2 lots on local realty webpages).

RS Construction Ltd. intends to support the surrounding neighbourhood by providing smaller scale, essential new single-family homes with appropriately zoned rental unit and sufficient parking projections, as well as energy-efficient approaches to meet the needs of Lonsdale's residential growth.

We trust this letter clarifies the intent of this rezoning proposal. Should you have questions and require further clarification, please do not hesitate to contact the undersigned at 604-780-1078 or by email at surjitparmar1@gmail.com

Sincere Regards,

Surjit Parmar
RS Construction Ltd.
Tel. (604) 780-1078
E-mail surjitparmar1@gmail.com

From: no_reply@cnv.org
Sent:
To:
Subject: Comments on Active Application - 234 East 25th Street

May-13-25 10:38 PM
Planning

Categories: Sebastian

Like: Finally 25th Street gets some TLC...refreshing to see some upgrades on this older street and even older house, that all of us on 26th have to drive by daily to access Lonsdale south
Suggestion/change: Please keep it as two single family houses. It voids the area when your neighbors are cooped up in duplex-multiplex contraptions.
Best described as: I live in the City of North Vancouver

Contact:

Email: whistler_78@hotmail.com Phone:

From: no_reply@cnv.org
Sent:
To:
Subject: Comments on Active Application - 234 East 25th Street

May-13-25 10:21 PM
Planning

Categories: Sebastian

Like: I hope I did not miss the cutoff! I have been living in this neighbourhood since I started working here and I could not be happier to see some growth! I miss seeing young families and welcome two new homes to our community.

Suggestion/change: I cannot speak from the technical side of things. I trust that the municipality will ensure builder follows all codes and rules. But I do appreciate that the developer is constructing two lovely homes, not gaudy multi-units.

Best described as: I live AND work in the City of North Vancouver

Contact:

Email: jasminr_169@hotmail.com Phone:

From: no_reply@cnv.org
Sent:
To:
Subject: Comments on Active Application - 234 East 25th Street

May-10-25 5:23 PM
Planning

Like:

Suggestion/change: There is already a great deal of traffic in the back lane and these two places with limited parking will make it worse. The plan is also not in keeping with the rest of the neighborhood. Best described as: I live in the City of North Vancouver

Contact:

Email: dawn.lovell@telus.net
Phone: 604 985 1952

From: no_reply@cnv.org
Sent:
To:
Subject: Comments on Active Application - 234 East 25th Street

May-09-25 1:44 PM
Planning

Like: Will replace existing house that has not been maintained since it sold in 2021. For example: Tall grass, falling down fence, tarped chimney, garbage which has attracted mice, rats & raccoons. Hopefully new ownership will take care of the property.

Suggestion/change: Reduce height. Eliminate or change suites to one bedroom as there is limited parking on 25th St with current parking overflowing onto 26 St and the lane is already very busy. Existing and additional speed bumps are required. One existing speed bump is impacted by lane access to the proposal. Best described as: I live in the City of North Vancouver

Contact:

Email:
Phone: 604-987-2393

From: no_reply@cnv.org

Sent:

To:

Subject: Comments on Active Application - 234 East 25th Street

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: cnv.org/Applications

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process visit <https://www.cnv.org/City-Hall/Council-Meetings>

1. What do you like about the proposal?

Nothing!! The diagram is too small to input and see what is being done. Except the proposed 2 lots that would allow 2 single family homes is too dense for 50' lot - This will impact parking noise, etc in what is a nice, quiet, community oriented neighbourhood. It looks like the proposal uses total land space which results it is right up against adjoining properties which is Not what these homeowners need or want!

Read or totally unfair/unreasonable to expect input if can't read it

2. What would you suggest or change to improve the proposal?

Could only see a possible single family home with laneway house only like at 208 East 26th and others in neighbourhood as they don't ruin the aesthetic of a single family home neighbourhood and community!

214 East 26th Street

I am appalled that City of North Vancouver would even consider this proposal but supports greedy developer who is exploiting this nice neighbourhood for money!

3. Which of the following best describes you:

- ☒ I live in the City of North Vancouver
- ☐ I work in the City of North Vancouver
- ☐ I live AND work in the City of North Vancouver
- ☐ None of the above

Project Address: 234 East 25th Street

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

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